

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, February 27, 2018, 2017 at 7:00 P.M., at the Township Municipal Building, 1929 Route 519, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

Robert Balogh, Chairman  
Marcus Staley, Vice-Chairman  
Bob Ross, Supervisor  
Harold Close, Supervisor  
Neil Kelly, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary  
Gary Sweat, Solicitor  
Joe Sites, Engineer  
Deanna Kelly, Stenographer

Mr. Balogh called the meeting to order followed by the Pledge of Allegiance and Roll Call.

**PUBLIC  
COMMENTS**

Terry Bove on behalf of Greenwood Village LP, 424 Timberlake Drive Venetia, PA 15367.

I would like to address two agenda items 13C Greenwood Village Final PRD and Item D Greenwood Village Phase 1. Before I make those comments, I am reminded of another PRD I did in this Township called Meadowbrook. Meadowbrook was a PRD that consist of 517 homes. At Meadowbrook we started that development on McBride Road. That is where the entrance of Phase 1 was. In our development's agreement with the Township there was a requirement that before we received our 259<sup>th</sup> building permit, which was the halfway point, that there was a requirement that we had to connect to Route 19. Just to make a parallel.

Greenwood Village Limited Partnership is prepared to suggest and offer the following: Prior to the issuance of the 51<sup>st</sup> building permit the second access would be constructed, as part of that offer to construct take the road to Crawford we would be modifying our Phase 2 slightly and that modification is a slight increase that would permit lots to Phase three lots to be added to a revised phase 2.

At the last Tuesday non-legislative meeting there was an offer that is again offered to the Township as part of the building permit in the sum of \$150.00 per building permit for the Township's use for Greenwood Drive improvements. I wanted to make those suggestions before you discussed the agenda items.

Mr. Sweat gave a summary. Mr. Bove is a consultant to Greenwood Village and what has been submitted is final plan approval of the entire plan. That plan shows to access points one off Greenwood Drive and the other off Crawford Street which lies in the Borough of Canonsburg. The initial offering was they wanted final approval to begin building the units and then when they reached Phase 3 they would then connect with Crawford Street. The offer that has been made by the developer is to add a condition that before the 51 building permit was issued that they would have to prove to the satisfaction of the Township access to the plan via Crawford Street. That is a significant modification that they not do that until Phase 3 of the 233 development. Due to the condition of Greenwood Drive the developer also proposed that they will collect and paid to the Township \$150.00 per unit which is about \$33,000.00. That will be used to assist the Township with the upgrades to Greenwood Drive.

Shawn Rosensteel from KLH Engineering.

We are the engineer representatives for Canonsburg Houston Joint Authority. We were asked by the Municipal Authority to attend the

meeting tonight to discuss the 537 Plan with the Supervisors. The reason why we are here to discuss the plan is back on January 31, 2018 we had a meeting with all the communities that discharge to the waste water treatment plant to discuss moving forward the phase 2 of construction. The Authority has a 537 plan that was approved back in 2009. In the plan it laid out the entire construction process. It was one phase but per agreement with all the communities we broke into two separate phases. Phase 1 consist of the front portion of the plan which should be done in October. Phase two would be the biological treatment of the plant. As outlined in the 537 Plan the cost estimate is about \$28 million. When we did the review of the 537 Plan we found out that the plan missed some major items at that plant. In order to get the plant at full capacity these items will add about \$11 million to the cost of the project. KLH along with CHJA has developed a plan that would keep the project at roughly \$28 million. The amount we estimated at the meeting was \$27.3 million. At the meeting, we requested that we receive a letter from the communities stating your agreement with choosing the second option. Keep in mind that option two was included in the 537 Plan but was not the chosen option. It is our recommendation and CHJA this the option we move forward to. The plant needs updated.

There are three options: 1<sup>st</sup> Option – To go with the option that was approved in the 537 Plan which at today's cost is \$38 million, 2<sup>nd</sup> Option – The recommended option by CHJA is to go with an option that was in the 537 Plan not the recommended option at the time for the cost of \$27.3 million, and 3<sup>rd</sup> Option – which is not an option CHJA wants to pursue is rehab the plant for \$15 million to \$18 million and keep it at the current capacity that could affect growth.

I am here at the request of CHJA requesting North Strabane's consideration to provide a letter to CHJA stating that they would agree to this plan with the revised alternatives. We are submitted the design to DEP on Friday. Back on January 31<sup>st</sup> we requested from the Municipal Authority and the other communities a letter by March 2<sup>nd</sup> for your support in this. As of today we have not received it.

Mr. Close inquired of the five communities how may letters have you received?

Mr. Rosensteel replied Houston and Canonsburg. There is a meeting tonight for Chartiers. We have had discussions with Cecil.

Mr. Siffrinn requested wouldn't it be appropriate to have a meeting with all the municipalities there so they can hear all this information for themselves at one time.

Mr. Rosensteel replied we had a meeting on January 31<sup>st</sup> everyone was invited. We had representatives from all the surrounding communities, Matt Marasco was there. We did ask at that time to take this information to your Boards and get back to us on whether this is something you would approve or not.

Mr. Close questioned in that plan you have proposed, the option 2, is it not the original selection of the 537 plan does it not include a comp for Chartiers Township?

Mr. Rosensteel replied it does not. The plan proposed for phase 2 included new equipment to stop the odor. We will be going with an UV light system that treats it without chemicals.

Mr. Close inquired the plan from 2008 said the line coming from North Strabane has to be treated from us you are telling me if you do option 2 or the \$27.3 million you no longer have to any treatment to our incoming product?

Mr. Rosensteel no, I am not saying that. I don't know North Strabane status is on that. North Strabane Municipal Authority would have to deal with DEP on that.

Mr. Close commented I am going by what you said that if you constructed as you want it would take care of the smell.

Mr. Rosensteel commented the smell that you smell is not from North Strabane because it is being treated. The smell is because the equipment is not operating efficiently.

Mr. Kelly questioned you sent a letter to Mr. Marasco including the Chartiers Creek pump station and the holding tank. Is that included in these numbers?

Mr. Rosensteel no, not in the \$27.3 million. What CHJA is proposing to do is whenever they go out to bond they will take enough money to pay for this project. In the borrowing they will do they will also take additional monies for the Chartiers Creek interceptor and upgrades to the pump station. That has nothing to do with the Act 537 Plan. This is something they need to do to be able to operate and maintain their system effectively. I am here tonight about the \$27.3 million vs \$38 million for Phase 2.

Mr. Close asked do you for see another increase for the residents?

Mr. Rosensteel, yes. We do not know how much that will be. The rate increase was for Phase 1. CHJA did not see the taps coming in that were projected by the communities for the Act 537 plan.

Mr. Ross questioned how many fines have there been?

Mr. Rosensteel, two. One was for fecal violation and the other was for a broken interceptor.

Mr. Close asked does North Strabane have representation on your Board? Do you think we could have someone on that Board?

Mr. Rosensteel, they do not. It is something that could be discussed.

Mr. Marasco stated he put a list together for the Board. They gave a presentation on what they would like to with the plant. We are asking for a cost accounting of Phase 1 before the authority can make a decision.

Mr. Balogh asked CHJA to get the information to Mr. Marasco and he will forward it to the Board.

Joan Kness, 110 Victoria Drive Canonsburg, PA 15317.

I would like the Board to consider the condition of Greenwood Drive. We have about 108 cars coming in and out to access Weavertown Road. For the developer constructing 233 units with two car garages that is another 400 cars trying to turn on Weavertown. Does the developer have a second way out approved by Canonsburg? We are concerned about the safety and the amount of cars. Is there a way to have the cars exit on Route 19? Please consider this before the Board makes a decision. Thank you.

Pete Castriota, 254 Greenwood Drive Canonsburg, PA 15317.

The machines are on the property removing trees. The problem we are going to have is all the mud and dirt. We are not complaining about the removal of the logs but we would like something done about safety. Who is going to clean our road as the logs are removed?

The other question I have is I have never seen a counter on Weavertown Road for over two years.

Jake Dolence, 644 Linnwood Road Canonsburg, PA 15317.

I have been a resident of the Township for 23 years. Every four years my property gets flooded. Since the Municipal Authority has stated their project I have been flooded four times just from November. I have a partial clogged calvert pipe. The contributing factor was the installation of the sewage pipe. They broke my water line, which is still not fixed. I had fence that was removed which is still not reinstalled. I have complained to the Sewer Authority and was informed they would contact the contractor. I have not heard anything.

Mr. Marasco replied the contractor is R & B Contracting. I believe they are bankrupt. We believe the bonding company has hired Independent Enterprises to handle these matters. There were some problems with the E & S controls.

Lucy Binotto, 409 Park Avenue Canonsburg, PA 15317.

I am here to ask you not to open up Crawford Street. My house is on the corner of Park Avenue, McCoy, Crawford and Orchard. I am the only house on my block. Everybody has to pass my house to get to the hill. Crawford is a small street. There is on street parking. There is no way to increase the size of that road. We are a very old community. The buses do not come in. The kids are picked up between the bar and pizza shop. It's not worth the gain for North Strabane to have our kids getting hit. Please take us into consideration. Please do not open Crawford Street.

Joe Smiley, 2006 Meadowridge Drive Washington, PA 15301.

I was here last week discussing the field increases. I received my final bill. I assumed you had these numbers when you voted on it. I don't believe you did. I did request those numbers and I have not received them. I put some numbers together. People can live with a 2-5 percent increase but a 62 percent increase would put you out of business. The 62 percent is increase with the decrease from the \$10.00 an hour.

Ryan Porter 306 Crawford Street Canonsburg, PA 15317.

My concern is the development with Greenwood Village. A few years back there was an issue with the street being 16 feet wide access for public services. Can I get information as to whether the requirements have been met to open Crawford Street?

Jake Dolence, 644 Linnwood Road Canonsburg, PA 15317.

I believe when CHJA spoke he was discussing saving us \$11 million dollars but anticipated rates going up. If he is saving us \$11 million, why not put that money towards the rate increases in the future.

## **APPROVAL OF MINUTES**

January 16, 2018 Public Hearing – Liquor License Transfer

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the minutes of the January 16, 2018 Special Meeting - Public Hearing (Emporio Meadows liquor license transfer).

ROLL CALL OF VOTES: 5 YES 0 NO

January 16, 2018 Non-Legislative Meeting

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve the minutes of the January 16, 2018 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

January 23, 2018 Legislative Meeting

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the minutes of the January 23, 2018 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

February 20, 2018 Non-Legislative Meeting

Minutes have been tabled due to unavailability.

## **SOLICITOR'S REPORT**

Solicitor Gary Sweat gave the following report:

Bradley Center Litigation

We received a petition that was filed by Attorney Jug requesting re-argument before the Commonwealth Court. I believe that will be denied. I wouldn't be surprised if he petitions the Supreme Court of Pennsylvania for allocatur to his appeal. That action is still moving on.

**EXECUTIVE  
SESSION**

The Board convened to executive session to discuss a number of agenda items that could possibly cause litigation issues at 8:05 P.M.

The Board reconvened from executive session at 8:27 P.M.

Mr. Sweat stated there was some concern on my part that certain items on the agenda could lead to litigation and I wanted to counsel the Supervisors With the pros and cons of their decision and legal exposure the Township could possibly face. I wanted to make sure of all the sides and options.

**ENGINEER'S  
REPORT**

None.

**MANAGER'S  
REPORT**

Manager Frank Siffrinn gave the following report:

Last week, we discussed our pension plan. I had a conference call with Chief Legal Counsel from PRMS. The plan documents have been revised to reflect what is required for the Township to pull the uniformed personnel out of the non-uniformed pension plan. That will require the Board to pass the necessary ordinance to reflect the change. That ordinance will need to be advertised. All this ordinance is doing is segregating the uniformed from the non-uniformed.

**UNFINISHED  
BUSINESS**

None.

**NEW BUSINESS**

Emporio Restaurant  
Final Site Plan

A motion was made by Mr. Close, seconded by Mr. Staley, to approve Emporio Restaurant At The Street Preliminary and Final Site Plan of a 5,023 square foot restaurant located At The Street at the Meadows in a C-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Bridgeview  
Townhouses Amended  
Final Subdivision Plan

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve Bridgeview Townhouses Fifth Amended Preliminary and Final Subdivision, Lot 101, Units A-H, located on Chesnic Drive in a C-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Greenwood Village  
PRD Plan

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve Greenwood Village Final PRD Plan reflecting 233 units on 62.4 acres located off Greenwood Drive in an R-3 district provided the developer connects Greenwood Drive with Crawford Street per the Townships specification.

ROLL CALL OF VOTES: 4 YES 1 NO – Mr. Close

Greenwood Village  
Final Subdivision Plan

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve Greenwood Village, Phase 1, Final Subdivision Plan reflecting 51 units on 15.8 acres located off Greenwood Drive in an R-3 district provided the developer connects Greenwood Drive with Crawford Street per the Townships specification. This is due to the court judgement which shows two access points, must have per the plan that was approved. One restriction would be both access points must be there before any building permits will be issued due to the developer stated there is to be a clubhouse built in Phase 2 and the sewers from the clubhouse are to go to Crawford Street.

Mr. Sweat clarified until Crawford Street and Greenwood Drive are connected with a Township approved road no building permits will be issued for any townhouses in Phase 1.

ROLL CALL OF VOTES: 4 YES 1 NO – Mr. Close

Walnut Grove Conservation Subdivision A motion was made by Mr. Close, seconded by Mr. Staley, to schedule a public hearing on March 20, 2018 at 6:30 P.M. on a conditional use application for the proposed Walnut Grove Conservation Subdivision reflecting 28 single family dwellings on 23.1 acres located off Thomas Road in an R-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Cable Franchise Renewal Services A motion was made by Mr. Close, seconded by Mr. Kelly, to approve advertisement of contract specifications for the 2018 road pavement maintenance program.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2018-3 A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve Resolution 2018-3. This resolution authorizes the appropriate officers of the Board to execute an Application for Traffic Signal Approval for the installation of three (3) new traffic signals at Route 519 and the I-79 northbound and southbound ramps, and at the intersection of Route 519 and the Route 980/Route 19 ramp.

ROLL CALL OF VOTES: 5 YES 0 NO

Enclosed Surface Storm Water Facilities A motion was made Mr. Staley, seconded by Mr. Balogh, to approve a Co-Applicant Agreement for a Highway Occupancy Permit for Enclosed Surface Storm Water Facilities between North Strabane Township and Muirfield Land Partners LP, 2543 Washington Road, Pittsburgh, PA 15241.

ROLL CALL OF VOTES: 4 YES 1 NO – Mr. Close

Greenwood Village Grading Permit A motion was made Mr. Balogh, seconded by Mr. Kelly, to approve the issuance of a grading permit to the developer of the Greenwood Village PRD.

ROLL CALL OF VOTES: 4 YES 1 NO – Mr. Staley

Greenwood Village Burn Permission A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve a request by Greenwood Village LP for permission to burn using an air curtain destructor.

ROLL CALL OF VOTES: 3 YES 2 NO – Mr. Close and Mr. Staley

Muirfield Land Partners Blast Permit A motion was made by Mr. Balogh, seconded by Mr. Ross, to approve a request from Muirfield Land Partners for permission to blast relative to the Creekside Crossing development.

ROLL CALL OF VOTES: 3 YES 2 NO - Mr. Close and Mr. Staley

Employment Agreement A motion was made by Mr. Staley, seconded by Mr. Ross, to approve an Employment Agreement between North Strabane Township and Andrew L. Walz for the position of Township Manager.

ROLL CALL OF VOTES: 5 YES 0 NO

Appointment of Andrew L. Walz A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the appointment of Andrew L. Walz, effective March 12, 2018 as Township Secretary, Zoning Officer, Assistant Treasurer, representative to the Washington County Sewage Council, Open Records Officer, Plan Administrator of all Township pension funds, Heart and Lung Administrator, and Police Pension Plan Disability Administrator.

ROLL CALL OF VOTES: 5 YES 0 NO

2018 Road Pavement Maintenance Project A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the bid contract for the 2018 road pavement maintenance project to El Grande Industries in the amount of \$767,494.30.

ROLL CALL OF VOTES: 5 YES 0 NO

2018 Summer Road  
Materials and Vehicle  
Fuel

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve the advertisement for 2018 summer road materials and vehicle fuel.

ROLL CALL OF VOTES: 5 YES 0 NO

July Fourth Celebration

A motion was made by Mr. Close, seconded by Mr. Ross, to approve a request by the Canonsburg July Fourth Celebration for a sponsor donation (\$1,000) to this year's event.

ROLL CALL OF VOTES: 5 YES 0 NO

Field Usage Fees

Recreations Facilities Manager, Mr. Hall stated as we basically discussed originally in November. We first trying to find a better way to formulate the pricing. I was very confusing the rates were set up as \$125.00 per season. A season was considered to 12 two hour sessions. We tried to break it down to an hourly rate. That way everyone can calculate the fee. What was happening in the past you were guessing for example if someone wanted seven three hour sessions you were trying to calculate \$125.00 into seven three hour sessions. When it was broken down by taking \$125.00 divided by 24 hours it comes out to \$5.20 per hour. Then based on that with the time spent on the fields we felt it was appropriate to increase the fees at that time. We suggested a \$10.00 increase which we brought to the Board in November. We were asked to bring that back in a proposal in December which pushed it back to January.

Mr. Smiley commented that it was an issue to his budget which seemed accurate that he did not have enough time to prepare for the increase. We expected the rate increases to come out in November they came out in January. We spoke to another coach he expressed the same opinion. That's why we came to Board with the idea of cutting that fee from \$10.00 to \$7.60.

Mr. Balogh stated if someone wants the fee schedule changed they have to make a motion.

Hearing no motion to change the fee schedule it remains as advertised.

Appointments

A motion was made by Mr. Kelly, seconded by Mr. Close, to appoint Randee Tennison to the Parks and Recreation Board to fill unexpired term (term expiation 12/31/21).

ROLL CALL OF VOTES: 5 YES 0 NO

**ANY OTHER  
BUSINESS**

None.

**CORRESPONDENCE**

Mr. Siffrinn commented the Board is registered for the PSATS Convention.

**FEBRUARY 2018  
BILL LIST**

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the February 2018 Bill List as amended of removing check number 2674.

ROLL CALL OF VOTES: 5 YES 0 NO

**PUBLIC  
COMMENTS**

Lucy Binotto, 409 Park Avenue, Canonsburg, PA 15317.

I just want to clarify that you approve the plans with provisions to Greenwood for 233 houses, a clubhouse and the sewer to connect to Canonsburg?

Mr. Staley responded yes the developer has to show two access points before any building permits will be issued.

Joe Smiley, 2006 Meadowridge Drive Canonsburg, PA 15137.

The paper I gave you was not correct it was not apples to apples. It was a 55 percent increase. Mr. Hall told you it was nine dates. It is 13 dates. I have a few questions if you can get me the answers. I would appreciate it. When Mr. Hall talked about renting it is rented as a season. Mr. Balogh questioned did we not approve the rates for the fields? Mr. Siffrinn commented we did, but we are giving them a reduction for this year because they received a such a late notice on the rate increases.

Ron Wuenstal, 1015 Woodridge Drive Canonsburg, PA 15317.

The rate was \$5.20 and now it is going to \$7.60 that is a 38 percent increase. If you are renting a house and they raise your rent in one year by 38 percent that is significant. It hurts your budget. We are community based organization. We have a tight budget. If you are going to increase the rates by 40 percent over a three-year four-year period, we could handle that. But a one-year jump by the percentage is significant.

Mr. Balogh – the question I have is we are talking about rates for residents And you are talking about a team and league. The intent for the rates was if someone wants to rent the field and play a game that is the rate they were going to pay. It was not the rate contemplated that we would charge an organization. Who is playing in these leagues? Is every person playing in these leagues a resident?

Mr. Smiley replied no.

Mr. Balogh - so you are not by charged the right rate.

Mr. Smiley – so you can't rent to anybody. I can take my family up there every night if the week and if someone else is up there, I show my address and someone can kick them off.

Mr. Balogh – the rate was contemplated for the residents. It is not fir businesses.

Mr. Smiley – the question I am going to ask is the proposal that was given to you in November where is it and why haven't I received it like I requested? Was it ever put in front of you on what you voted on? I am not saying you should not raise your rates. Fifty families in this community play in this organization that is going to affect them because our budget need to increase and we were not given the appropriate time to do that. The time that needs to happen is in August and I have been asking for years and years. We have been here numerous times that I have to know if we have our field time. Raising the rate in one year in February and telling us it is going up 55 percent is not fair to us. We have been renting that field for 10 years.

**REMARKS FROM  
SUPERVISORS**

Mr. Kelly commented as an elected official it is unbelievable tough when you are handcuffed by a prior action that causes you to make approvals on things that are not in best interested of the community.

Mr. Balogh commented I will add to that because it is the first time we have been handcuffed by decisions of the courts which forces us into situations where we are unable to make any other decisions because it is already made for us.

Mr. Staley thanked Mr. Siffrinn. This is going to be quite a big change. You have been the staple for this Board for 25 years. Supervisors come and go.

Mr. Ross also thanked Mr. Siffrinn for his service.

Mr. Siffrinn addressed the Board. It has been an honor to serve this Board and all previous Boards, the residents of the Township and our employees. I think the contributions I have made over 25 years have had a positive impact on the quality of living and life opportunities for the residents of North Strabane Township. I believe my legacy will be extremely hard to duplicate, but there is always room for improvement. This Board has chosen the right man and he will continue that mantel of leadership going forward. I look forward to a new chapter in my life. I also close this chapter with some emotional memories and certainly a sense of accomplishment. Thank you very much.

**ADJOURNMENT**

A motion was made by Mr. Close, seconded by Mr. Ross, to adjourn the meeting at 9:14 P.M.

ROLL CALL OF VOTES:    5 YES    0 NO

---

Robert F. Balogh, Chairman

---

Frank R. Siffrinn, Manager-Secretary

dmk